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Doc#: 1607633002 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/16/2016 10:56 AM Pg: 1 of 3

WARRANTY DEED

FIRST AMERICAN TITLE
FILE # 2702427

THIS INDENTURE WITNESSETH, that the Grantor, Nikolas A. Vallas, a single man of the City of Chicago, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged and hereby conveyed of warrant to James Naaf and Angelica Ramos, Grantees, as Joint Tenants, whose mailing address is 525 W. Superior, Unit 122, Chicago, Illinois, the following described real estate situated in the City of Chicago, County of Cook, and State of Illinois, to-wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DIN: 13-26-327-034-1010 #3N
Address: **2405 N. Hamlin Ave., Chicago, IL 60647**

DATED THIS 9th DAY OF

2016

Nikolas A. Vallas

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HNT

REAL ESTATE TRANSFER TAX		10-Mar-2016
	CHICAGO:	967.50
	CTA:	387.00
	TOTAL:	1,354.50 *

13-26-327-034-1010 | 20160301677708 | 0-297-649-728
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		10-Mar-2016
	COUNTY:	64.50
	ILLINOIS:	129.00
	TOTAL:	193.50

13-26-327-034-1010 | 20160301677708 | 1-371-391-552

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State of Illinois)
)SS:
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO **HEREBY CERTIFY** that **Nikolas A. Vallas**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that he signed and delivered the said instrument as his free and voluntary act for the purposes therein set forth.

GIVEN under my hand and official seal, this 8 day of March, 2016.

Ivette Mendez

Notary Public

This document prepared by:
Law Offices of Ian B. Hoffenberg LLC
123 N. Wacker Drive Suite 1600
Chicago, IL 60606



After recording return to:
Haske & Haske, P.C.
164 Division St, #712
Evanston, IL 60120

Send future tax bills to:
JAMES NASS & ANDELICA RAMOS
525 W. Superior, Unit 122
Chicago, IL 60654

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT NO. 2405-3 IN THE HAMLIN SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 27 IN BLOCK 2 IN KERSTEN'S SUBDIVISION OF LOT 14 IN KIMBALL'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FOR THE 25 ACRES IN THE NORTHEAST CORNER), IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0408445056, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, SITUATED IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 13-26-727-034-1010

Property Address: 2405 N. Hamlin Ave. 3N, Chicago, Illinois 60647

Property of Cook County Clerk's Office